

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00144/DISCON
Applicant: Mrs Amy Gilliver
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Land Off Desford Lane Ratby

**Application to discharge condition 6 (Land Contamination) Appeal Decision
APP/K2420/W/3330774 relating to planning application 21/01295/OUT**

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 6

No development shall commence until a scheme for the investigation and mitigation of any contamination at the site has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation and mitigation shall be implemented in accordance with the approved details prior to occupation of the development.

Received 19 February 2025

C6 - Phase II Site Appraisal Report - Revised July 2024

Consultees / Assessed by:

Environmental Services

Conclusion / Summary:

Condition 6

A Phase II Land Contamination Investigation appraisal has been submitted to support Condition 6. The results provide a conclusion that no significant land contamination was identified on site and therefore does not require any mitigation measures. The Council's Environmental Officer has reviewed the report and confirms that the investigations and results demonstrate that the condition is eligible for discharge as the site does not propose any detrimental impact on future residents or neighbouring residents of potential land contamination in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 6 Land Contamination – Discharge